

CHAPTER – VIII

DIFFERENT DEVELOPMENT STRATEGIES

INTRODUCTION

The existing condition of towns and cities, which have been deteriorated by the rapid growth of urbanization, needs immediate actions to renew their old picture. According to Tripathi (1996) it is very essential to include urbanization in policy framework of regional development and planning. City Planning is simply the exercise of existing socio-economic and physical condition, which will promote the development of city and its environments along rational lines. Planning is an active modern force-consciousness and probably a discipline engaging many professional groups in which geographers' role is unique. For a successful town planning there must be a plan, which envisages the entire town as a single unit.

Several problems faced by the town dwellers, have been discussed in the previous chapter, where the reasons of these problems, stagnation of their development are also analysed. In this Chapter different developmental plans formulated by different agencies in the past have been outlined and reviewed. This chapter also deals with some strategies those are partly implied in the recent periods and rests will be applied in near future. In order to have a proper development of an old town like Jalpaiguri, an expert plan is essential.

In the above background, it is imperative for the Policy Agenda for urban India to address the constraints in the provision of urban infrastructure and services and the supply of housing to the growing mass of urban population. The urban Agenda should address some key issues of urban management with a view to making the cities and towns economically efficient, socially equitable and environmentally sustainable (Venkateswarlu, 1999). The 12th schedule of the constitution (74th Amendment, 1992) enlists some functions as belonging to the Municipalities, such as urban planning including town planning, regulation of land use and construction of buildings, roads, bridges, water supply for domestic, industrial and commercial

purposes public health, sanitation, conservancy, solid waste management, urban forestry, protection of environment and an integrated planning for economic and social development. Planning for the weaker section includes slum improvements, poverty alleviation etc. The urban development being a state subject, includes different urban sectors without any overlapping.

8.1 EARLIER STRATEGIES AND THEIR IMPLICATION

Jalpaiguri town did not have any effective urban plans before the implication of O.D.P. The O.D.P area of Jalpaiguri extended over 166.4 km² and included the municipal area with the peripheral mouzas like Kharia, Patkata, and Paharpur. The O.D.P Jalpaiguri estimated the projected population (80,124 persons) in the town for 2001, which was far from the reality. The sectoral employment pattern of the O.D.P area in 1981 in the town revealed that, the urban areas had primarily tertiary services, but the people of the peripheral rural areas were engaged in agricultural activities.

Recommendations Of O.D.P

- The outline development plans proposed a number of industrial units in the neighbouring areas of the town mainly based on engineering and electricals. An industrial belt was proposed at RaniNagar, 8 km apart the town.
- For the improvement of its commercial importance, the plan recommended some new commercial areas in different parts in the town.
- The plan has pleaded for the formation of an administrative complex to accommodate several state and central government establishments; those were located at rented houses in the residential areas of the town.
- The plan has proposed a piped water supply scheme by P.H.E Department, which also proposed to increase the number of stand post in the town.
- The Municipal Engineering Dept. proposed a comprehensive drainage scheme to control the waterlogging problem in the town. The trenching ground had suggested to shift near Panga Air Field and the improvements of collection and disposal system of solid and liquid waste were also suggested.
- To solve the housing problem the state government planned for rental housing scheme at Racecourse area with a provision of 212 housing units. The state government also

proposed another scheme with 54 units of different standards at the north of Municipality.

- There was another proposal for the construction of sports complex near Rajbari. Proposals have been made to develop the low lying areas along river Karala, and to construct social forest and a tourist lodge on the higher parts in the middle of low-lying areas.
- Some mini programmes for the town were undertaken by S.J.D.A since 1980, i.e., improvements of roads, construction of community hall, protection works along river Karala, improvement of burning ghat, improvement of Dinbazar, etc.
- A new bus terminus at Mashkalaibari has been suggested in the O.D.P. For the traffic management with in the town circular city bus service was suggested, with a bus terminus near Jalpaiguri town station.

8.2 IMPACT OF THE IMPLICATION OF STRATEGIES

Numerous problems of different magnitude are found in Jalpaiguri town in the forms of congestion, acute shortage of housing, traffic congestion, inadequate medical facility, incompatible uses and misuse of lands and lack of other urban facilities. In order to solve these problems different plans are proposed by S.J.D.A and other departments. But the Plan i.e. O.D.P was time consuming and expensive too, as these schemes require many years for its successful implication in the town. So, due to the absence of proper short-term schemes for the development of individual sector and the incomplete implication of earlier strategies the condition of Jalpaiguri town has improved a little.

The development plans for the town and it's adjacent areas are carried out partly, and some of the proposals could not implemented in the town due to various technical and other reasons. Most of the plans were cost oriented, so these were not carried out untill their completion. To compensate the earlier plans O.D.P was formulated to develop the town and its adjoining areas. The main objective of this plan was to accommodate more people in future. Along with this the main thrust was given on the development of roads, market places, and other civic amenities. But unfortunately the governments have not accepted the O.D.P of Jalpaiguri town. After the

formation of S.J.D.A some small plans were adopted to improve the main roads, protection work along river Karala etc, those are not sufficient for the town.

The growth of population during 1981-1991 decade was so high (799.85%) that, it crossed the estimated population (69,460 persons) in this decade. Requirement of land for residential purpose was also needed to accommodate the growing population in the future. Regarding this state government's proposal for rented housing complex with a capacity of 212 housing units for their employees was successfully implemented at Racecourse area of the town. But the other proposal for housing at the Kharia Mauza was not started in this time. So, the plan was not succeeded to solve the problem of shortage of housing in the town. During this time slum emerged as a major problem in the town, which needed long term schemes. It was assumed that 60% of the total increase of population would settle in near by Kharia Mauza. It was also estimated that, the requirement of land for residential purpose would be 18 hectares by 2001, with an additional land of 23.28 hectares in Kharia Mauza. The demand for additional housing units in Jalpaiguri town was estimated 2091 for the year 2001. Some small schemes have been taken to solve the housing problem in slums in the town.

To solve the problems related transportation, a new terminus for buses playing from Jalpaiguri towards Siliguri or Haldibari was suggested at Mashkalaibari in the O.D.P, which is not implied till now. Another bus terminus was suggested at Paharpur Mauza for those buses are originating from Maynaguri or further east will touch this terminus. This proposal was dropped due to some reasons. There was a proposal for providing road-signaling system by electrically operated device was not started during this period.

The proposed industrial belt near Rani Nagar Railway Station was started with the setting up of 33 KVA line running from Siliguri to Mahit Nagar Power Station. This area would have accommodation for more than 1000 industrial units in future. The proposed residential area near this for the workers was not started.

P.H.E department was constructed 9 overhead tanks with an increasing supply capacity of 4-lakh gallon/day in 1981. The municipality provided house connections in the town. A few water

stand posts were installed in different parts of the town. The number of beds in Sadar Hospital was increased, but not sufficient for the growing population. A number of new primary schools were raised during 1982-1991. The scheme of drainage development was started with out following organized and scientific measures, and as a result it was stopped before completion. Waste materials those are collected from the town started to dump at Punga Fakira Para, 9 km apart from the town. The over all study of earlier proposals and their implication in the town reveals that, beside having so many promises for the development of the town and its adjacent areas, these plans failed to achieve success. The town also suffers due to the absence of proper master plans for its development.

8.3 RECENT PLANS

The earlier plans could not implemented successfully in the town due to many reasons. Several developmental proposals were made for individual sectors; those can be implemented within a short period. These plans are mostly the Annual Plans, having an in- built system for implementation, and consist of target to be achieved, design and specification of project, including tender document for implementation and found flow. Some plans are designed in two phases (Phase I & Phase II) for the consequent years on the basis of requirement for those particular plans.

8.3.1 Annual Plans (Before 2000)

After 1995, the town expanded with an added area of 2.695 km², which occupied the proposed residential areas at the northwest and south of the town. Several programmes are adopted for its development. Under the Urban Poverty Alleviation scheme the budgetary allocations have increased for poverty eradication. Low cost housing was provided for slum people in Dhara Patti, Kustha Asram, Subhash Unnayan Palli area. Under the drainage scheme one-line channel was constructed from Racecourse through Panda Para, which disposed off to river Gadadhar. The construction of hostel building for Sunity Bala Sadar Girls School and other was completed under the executive agency like Zilla Parishad. Pharmacy Institute was constructed in 1999. Construction of the new building of Students Health Home was also completed at the beginning of 2000. To initiate the drainage plan a contour survey was sanctioned this time. The

construction of proposed sports complex near Rajbari was completed. Renovation of roads in different areas was started during this time.

8.3.2 Annual Plans (After 2000)

Some basic principles are followed to develop the town and to solve the existing problems in the town.

- All the development areas are tried to integrated and allowed to expand in an orderly manner.
- Importance has given to the natural resource based industries like cane, tea etc.
- Improvement of road condition with special importance to the Bus Terminus with in the town.
- Importance was also given to improve the living condition of the slum people along with the development of new urban areas at the northwestern part of the town.
- Water logging, and drainage congestion, waste management, recreational facilities are given more important in the recent proposals.

8.3.2.i Planning For Slums

Low Income group housing scheme has been initiated in the town. Slum improvement consists of the installation of basic sewer, provision of water stand post, community sanitary latrines, or low cost latrines etc. Proposal has made to construct a community hall at Harijan Basti (Ward no. 12), which is not started. Construction of community sanitary latrine and urinal for female at Harijan Basti is completed during 2003-2004. Construction of cemented pathway at Harijan Basti is also completed during this period.

8.3.2.ii Planning Related Trade, Commerce And Administrative Units

Proposal of Tea Auction Centre was made and executed with in 2003, and it's infrastructural development is still going on. For the construction of new building for Whole Sale Co-operative Society Ltd. fund has released and C.E.O. Jalpaiguri, Wholesale Co-operative Society, executed the scheme. The work is completed. Implication of GIS development for administrative purpose (Phase I) has already completed and phase II is in progress. Administrative building complex (Jalpaiguri Collectorate Building) was constructed and further renovated to accommodate

various administrative units. There is a proposal for the betterment of infrastructural condition of the main commercial area at Dinbazar in future. Proposals are made for the development of infrastructure of High Court Bench at Jalpaiguri.

8.3.2.iii Planning Related Roads And Traffics

For improving the congestion along the major thoroughfares, the removal of encroachment was carried out from the last few years, which are still going on. Proposal for widening of roads are already adopted. Improvement of roads by constructing guard walls, (ward no. 1, 8 etc.) and repairing of roads in Natun Para, Panda Para, Station Feeder Road, Kadamtala, Santi Para. Collectorated road are already in progress. Construction of road divider from Kadamtala More to Old Fire Station, from Head Post Office More to Babu Para More and up to Rahutbari Road, up-to Club Road, at the front of Zilla Parishad are already completed. The proposal for providing electronic road signaling system was initiated at Kadamtala, Head Post Office More and Beguntary More and near Dinbazar. A new bus terminus initiated near Kadamtala for buses playing between Jalpaiguri and Siliguri and Jalpaiguri bound Siliguri – Haldibari buses. This helps to remove the congestion at Kadamtala More. Municipal authority provided shades at the major bus stops in the towns i.e. in front of Zilla Parishad and F.D.I school, near A.C.College.



Plate 15 Electronic Road Signaling System at Din Bazar More

8.3.2.iv Proposals For Education

In the field of education several proposals are made and implemented to develop the infrastructure of secondary and H.S schools in the town. Initiative has been taken to construct and renovate school buildings in Suniti Bala Sadar Girls', Zilla School, Begam Faizannessa

Balika Vidyalaya and others and for the up gradation of laboratory in the institute of Pharmacy to start Degree Course. Sarba Siksha Abhijan is carried on to increase the participation rate by children and prevent school dropout at primary level.

8.3.2.v *Proposals For Health*

S.J.D.A promote the construction of Rehabilitation center (DCRPD building) near Sadar Hospital during 2002-2003. Fund has released to develop the infrastructural development of Sadar Hospital, which is not started. Six-bedded Intensive Therapeutic unit in Sadar Hospital will start in near future. Proposals are also made to construct a separate ward for infectious diseases in Sadar Hospital will start in near future. Proposals for the development of Students Health Home by purchasing of X-Ray Machine, Computer, other equipments have already implemented by Zilla Parishad in 2002.

8.3.2.vi *Proposals For Drainage Development*

Jalpaiguri town has been experiencing recurring water logging hazard, which need proper action. Flood Protection Scheme for Jalpaiguri town including re-excavation of Gadadhar Canal was implemented by EEI and W.D. Jalpaiguri in 2002. Proposals are made for drainage development (Drainage scheme phase I & II) in the town. Proposals are made to construct high drains in waterlogged areas of the town.

8.3.2.vii *Proposals For Waste Management*

The town generates 1050-2000 metric tones of solid waste and about 1200 lit. liquid waste as septic tank sludge in every month, which need proper disposal. Jalpaiguri Municipal authority has proposed for a new disposal site in Itbhata near Rakhal Devi. 7out of 25 wards, those are generating higher amount of wastes were selected by the municipal authority for separating the biological and non-biological wastes. This plan started to imply during 2006-2007 financial year.

8.3.2.viii *Other Proposals*

Proposals for installation of 63 KV new substation transformer near U.U.P (Uttar Bangya Unnayan Parshad) office for quality power supply to the new Administrative building of Collectorate and adjacent govt. offices in the town. The SJDA have already completed the

construction of electric crematorium at Mashkalaibari Burning Ghat within 2001-2002. Proposal was made for the construction of Netaji Subhash Cultural complex near Subhash Setu by S.J.D.A. Initiative has been taken to improve the play ground and other infrastructure of Jalpaiguri sports complex (Phase I and II). Jalpaiguri Municipal authority has completed excavation of pond near Jalpaiguri High School. There is a proposal for social forestry along river Karala under tourism infrastructure Development in the town. Development of infrastructure of several clubs, auditoriums and gymnasiums in the town are going on. Construction of R.C.C. reservoir at Panda Para with a capacity of 1.82 lakh litter will be completed within a few months.



Plate 16 Electronic Crematorium at Maskalaibari Burning Ghat

8.3.3. Perspective Plans

Perspective Plan – 2025, For Siliguri-Jalpaiguri Planning Area included 1266.66 km², out of which 70.29 km² is of Jalpaiguri (u) occupied by Jalpaiguri ODP area. Many strategies are taken to promote the traditional artisans involved in Bamboo work, woodcraft, cane works etc. Re-activating some of the basic objectives as laid out under urban services of the poor programmed (1986), aimed at improvement of the health of women as started by the government of India and reduction of the levels of malnutrition. Proposal for the creation of green buffer along the river edges, which is susceptible to erosion, is going to be started in future. The area along river Karala near Circuit House has been chosen for the programme of River Front Development. Where a buffer of minimum 50 metres should be reserved, and 100 metres along less developed

area, for the future recreational development. A proposal is made for 'Micro Zonation' in the town in terms of population loads, discharge routes, and impact areas. Estimation of sewage generation based on the existing and proposed water supply, drainage and sewerage conditions. Proposals for declaration of environment sensitive zones in the town SJDA proposed a guideline for operating 'Public-Private-Partnership' (PPP) scheme for infrastructural development.

Perspective Plans (5 years) under Planning Authority of Jalpaiguri, proposed a bunch of developmental plans for the town. Special emphasis is given on awareness campaigns and social mobilization for the prevention of STD/HIV/AIDS, along with NGO's and civil societies. Proposals are also made for the effective implementation of 'Swajal Dhara' schemes to accelerates the supply of safe drinking water at rural area and fringe area of the town. Initiative has been taken to promote Millennium Development goals (MDG), which states ensure that all boys, and girls complete a full course of primary schooling with in 2015.

The Uttarbanga Unnayan Parshad (UUP) has been set up a couple of years back to address the special problems of North Bengal as well as Jalpaiguri town. UUP is preparing a master plan for Jalpaiguri town for its future development.

CONCLUSION-

The over all study reveals that, the town suffered from various problems in the past, due to the absence of proper planning and effective implementation of previous plans. An overall effective plan was introduced through O.D.P in the town, which recommended a new commercial, industrial and administrative area in the town. For the first time this plan recommended a comprehensive drainage scheme to check the waterlogging problem in the town, which was not executed properly. Due to the rapid growth of population in the town natural waterways were encroached and converted to residential areas without paying any attention to the sewerage and storm water disposal system. As a result a perennial problem of water logging was finally deep rooted on the townscape of Jalpaiguri municipality, which need scientific and appropriate plans. Since 1980, the S.J.D.A recommended several proposals to solve the problem of congestion waste disposal, absence of protection work along river Karala etc. Different infrastructure development was also suggested by S.J.D.A. But some proposals are dropped out, some are not

implemented efficiently, and the fact is that the main attention was given to the development of Siliguri. As a result the condition of Jalpaiguri improved a little. At present many short term plans for individual sector are implemented by the municipal authority, Zilla parishad, Planning authority of Jalpaiguri, Uttarbanga Unnayan Parishad and S.J.D.A. Considering the population of the town, it can be said that, there is a only scope for redistribution of population in future by including Pahar Pur and Kharia Mauza within the municipal boundary. Due to the absence of industries in the town a little scope has been generated by the secondary activities. Proposed industrial belt at Rani Nagar could not flourished due to lack of financial and other assistance by the government.

Some long term perspective Plans are developed and going to be implemented in future, included different sectoral plans, regarding education, health, and other infrastructure facilities. Recently (22 Sept, 2007) SJDA proposed for an I.T Park near Assam More, and sanctioned fund of 50 lakh for the development of slum areas of the town, which is quite hopeful for the town dwellers. To conclude it can be said that the town has potentiality to develop and needs a 'Master Plan' for it's all round development in near future.